178.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	578,500 / 578,500
					USE VALUE:	578,500 / 578,500
					ASSESSED:	578,500 / 578,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE DANIEL W
Owner 2:	LEE TIMOTHY KWOK
Owner 3:	
Street 1:	849 EMERSON GARDENS RD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	LEWIS FRANCES A/TRUSTEE -
Owner 2:	F A L TRUST -
Street 1:	111 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1946, having primarily Vinyl Exterior and 1016 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5355.000	172,000		406,500	578,500
Total Card	0.123	172,000		406,500	578,500
Total Parcel	0.123	172,000		406,500	578,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 569.39 | /Parcel: 569.39

Legal Description

User Acct 120693

GIS Ref

GIS Ref

Insp Date 07/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 178.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	172,000	0	5,355.	406,500	578,500		Year end	12/23/2021
2021	101	FV	166,000	0	5,355.	406,500	572,500		Year End Roll	12/10/2020
2020	101	FV	166,000	0	5,355.	406,500	572,500	572,500	Year End Roll	12/18/2019
2019	101	FV	143,500	0	5,355.	406,500	550,000	550,000	Year End Roll	1/3/2019
2018	101	FV	143,500	0	5,355.	342,600	486,100	486,100	Year End Roll	12/20/2017
2017	101	FV	143,500	0	5,355.	313,600	457,100	457,100	Year End Roll	1/3/2017
2016	101	FV	143,500	0	5,355.	267,100	410,600	410,600	Year End	1/4/2016
2015	101	FV	142,800	0	5,355.	232,300	375,100	375,100	Year End Roll	12/11/2014

!13997!

PRINT

Date	Time
12/30/21	18:08:26

LAST REV

Date	Time
10/23/18	14:50:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13997

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWIS FRANCES A	71672-300	1	9/27/2018		608,000	No	No		
LEWIS FRANCES	29756-283		2/3/1999	Convenience		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2000	449	Addition	120,000	C				28X4 ADDITION-12X9

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
10/16/2008	Meas/Inspect	355	PATRIOT
8/23/2001	Permit Visit	PM	Peter M
1/6/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
7/30/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120693
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5355		Sq. Ft.	Site		0	70.	1.08	7									406,454						406,500	

Total AC/HA:	0.12293	Total SF/SM:	5355	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	406,454	Spl Credit		Total:	406,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	9 - Crawl Space		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LIGHT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	60858
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	211296
Depreciation:	39301
Depreciated Total:	171995

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

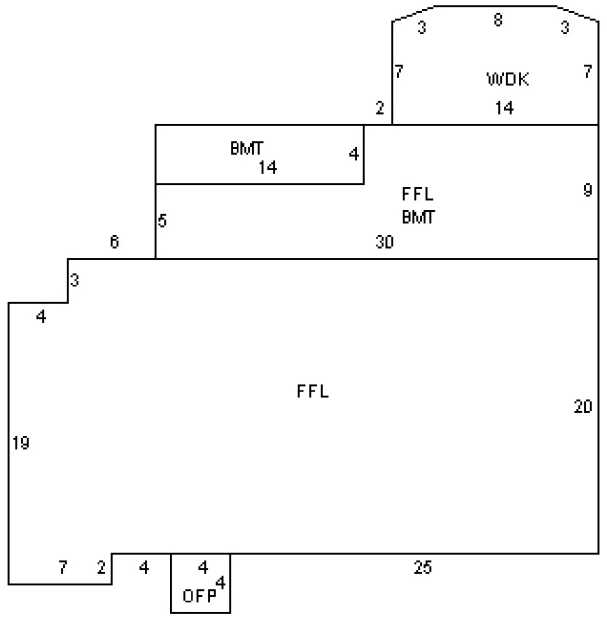
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	121.90
Final Total:	172000	Val/Su SzAd	169.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,016	134.990	137,146
BMT	Basement	270	40.500	10,934
WDK	Deck	109	15.170	1,654
OFP	Open Porch	16	44.000	704

Net Sketched Area:	1,411	Total:	150,438
Size Ad	1016	Gross Area	1411	FinArea	1016
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	